



MITCHELLS
REALTY



45 Long Street Point Vernon QLD

3 3 2

Don't miss this rare opportunity to secure your own private resort in one of Hervey Bays' most popular bayside suburbs of Point Vernon. This is where you will enjoy the lifestyle that comes with being able to easily walk to the beautiful Esplanade while taking in the panoramic views across the emerald waters of Hervey Bay.

You also have the Gables boat ramp, Esa Park, the beautiful Gatakers Bay and boat ramp just up the street, and the thriving heart of the Hervey Bay CBD and essential amenities, all only minutes away.

From the very moment you walk in, you will be captivated by this beautiful home's high ceilings and striking details, delivering a flawless blend of indoor and outdoor living.

45 Long Street Point Vernon features: -

- 782m2 allotment one street back from the Esplanade
- Stunning GJ Gardener home completed in 2019
- Three spacious bedrooms with ceiling fans and two with built-in wardrobes
- The main bedroom includes split system air-conditioning, two walk-in wardrobes with custom cabinetry and a lavish ensuite with double basins, a screenless shower with dual shower heads and a toilet
- You also have a clever media station for all of today's devices
- The second and third bedrooms are serviced by a two-way bathroom that includes a double basin vanity, shower, toilet
- There is also a separate powder room with a toilet
- A gourmet kitchen with a large island preparation bench, fantastic storage space and a butler's pantry with sink and

outdoor servery complete this entertainer's delight

- Quality appliances include a large oven and hot plate with rangehood, and there is plumbing provision for refrigerators with water filters and icemakers
- An open-plan living and dining area with reverse cycle split system air conditioning
- An atrium and water feature
- An expansive alfresco outdoor entertaining deck with an outdoor shower
- A stunning resort-style in-ground pool with shade sails
- The laundry is seamlessly built into the butler's pantry
- Remote camera security system
- A detached, fully lined, and insulated studio with air conditioning, power and water connected and includes a kitchenette, bathroom and laundry. There is also an expansive covered outdoor area wrapping around two sides for extra alfresco entertaining
- An oversized double garage with an insulated remote door and a full wall of built-in storage
- Side vehicle access and space to accommodate camper trailers and small boats
- A 5.2kw solar power system and solar hot water
- A garden shed and beautiful established tropical gardens

There is nothing to do except move in and enjoy the lifestyle of living in this idyllic location. Homes of this calibre offering these features in this location are rare and always in high demand, so don't miss this opportunity!

Contact our team NOW to arrange your private inspection or a video walk-through - you will only be disappointed if you miss this one ?

NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

DISCLAIMER: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our vendors, and as such, Mitchells Realty makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps, and images are representative only for marketing purposes.

Price : \$ 1,200,000

Land Size : 782 sqm

View : <https://www.mitchellsrealty.com.au/property/45-long-street-point-vernon-qld/7817996>



Scott & Katrina Mitchell
0428 484 499



FLOOR 1

GROSS INTERNAL AREA
EXCLUDED AREAS: GARAGE: 43 m², PATIO: 16 m²
TOTAL: 151 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.